

**Chapter 24.12.030 B. 3 – Lisa’s draft revision:**

In a Residential (R) District home occupations are permitted when the following conditions are met:

- a. Home occupations must meet the following criteria:
  - (1) The person(s) carrying out the business of the home occupation must reside in the dwelling of the home occupation.
  - (2) The home occupation cannot impact the residential aesthetic or appearance of the Town. This includes, but is not limited to, outside signage, view of items in need of repair (such as cars or appliances), view of vegetation (i.e., growing and selling vegetables), damage or impact residential aesthetic or appearance from home occupation (i.e., oil spill on street or sidewalk from an auto repair business).
  - (3) The home occupation cannot negatively impact or disturb the peace of the residential districts of the Town. This includes, but is not limited to crowds of **five (?)** or more customers outside of the dwelling of the home occupation, offensive/disturbing noise levels, odors/aromas, attraction of unwanted pests, littering, hazardous materials/pollution, etc. (**Definition of customer** – Anyone purchasing the goods or services of the home occupation).
  - (4) The home occupation must adhere to regulations/ordinances of the Town, County, State and HOA of the home occupation.
  - (5) Parking for customers/nonresidential staff/suppliers or delivery vehicles is limited to the driveway or street parking directly in front of the dwelling of the home occupation.
  - (6) The home occupation must have professional designations or licensing required by state and local agencies.
  - (7) The home occupation must be legal.
- b. An approved special exception by the board of adjustments is required for any home occupation that does not fully meet the criteria of home occupation in (a.).
- c. Home occupations must obtain a license from the Town of Townsend.